165.0	0005	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	964,300	/	964,300
USE VALUE:	964,300	/	964,300
ASSESSED:	964,300	/	964,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERIC JUSUF & ENVERA
Owner 2:	
Owner 3:	
Street 1:	21 RICHARDSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FERIC JUSUF -
Owner 2:	FERIC ENVERA & ELMA -
Street 1:	21 RICHARDSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2923 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7656.000	504,800	4,700	454,800	964,300
Total Card	0.176	504,800	4,700	454,800	964,300
Total Parcel	0.176	504,800	4,700	454,800	964,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.96 | /Parcel: 329.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
109509			07/25/18

!12803!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	504,800	4700	7,656.	454,800	964,300		Year end	12/23/2021
2021	104	FV	481,700	4700	7,656.	454,800	941,200		Year End Roll	12/10/2020
2020	104	FV	481,800	4700	7,656.	454,800	941,300	941,300	Year End Roll	12/18/2019
2019	104	FV	370,500	4700	7,656.	454,800	830,000	830,000	Year End Roll	1/3/2019
2018	104	FV	345,400	4700	7,656.	402,800	752,900	752,900	Year End Roll	12/20/2017
2017	104	FV	323,700	4700	7,656.	337,800	666,200	666,200	Year End Roll	1/3/2017
2016	104	FV	323,700	4700	7,656.	337,800	666,200	666,200	Year End	1/4/2016
2015	104	FV	287,900	4700	7,656.	292,400	585,000	585,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:36:15

LAST REV

Date	Time
08/23/18	14:54:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12803

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERIC JUSUF,	60900-117		1/4/2013	Convenience	1	No	No		
ASTOURIAN HARR	54186-38		1/21/2010		558,675	No	No		
ASTOURIAN RACHE	25986-52		1/22/1996			No	No		F

USER DEFINED

Prior Id # 1:	109509
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
10/24/2008	Meas/Inspect	163	PATRIOT
2/5/2000	Inspected	197	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7656		Sq. Ft.	Site		0	70.	0.85	8									454,776						454,800	

Total AC/HA:	0.17576	Total SF/SM:	7656	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,776	Spl Credit		Total:	454,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05322576
Const Adj.:	0.98990101
Adj $ / SQ:	187.666
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731664
Depreciation:	226816
Depreciated Total:	504848

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 13	BRs: 7	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	5	
Totals			
2	13	7	

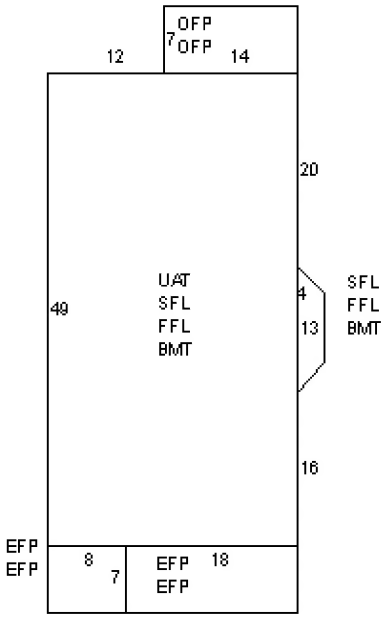
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.67
Special Features:	0	Val/Su Net:	105.50
Final Total:	504800	Val/Su SzAd	193.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,302	56.300	73,302
FFL	First Floor	1,302	187.670	244,341
SFL	Second Floor	1,302	187.670	244,341
EFP	Enclos Porch	364	34.350	12,505
UAT	Upper Attic	319	131.370	41,840
OFP	Open Porch	196	24.670	4,835

Net Sketched Area:	4,785			Total:	621,164
Size Ad	2604	Gross Area	5740	FinArea	2923

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1926	21.93	T	40	104			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700